

COMM NE COR OF SE1/4 OF NE1/4, R
SW 246.46 FT FOR POB, CONT SW 20
NE 200 FT, NW 100 FT TO POB. (A

JB3 LLC
182 SW GROUSE PL
LAKE CITY, FL 32025

2026

01-4S-16-02703-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing	7	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	9	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality 05 05

DOR CODE 1100STORES/1 STORY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100		2,700	81,049
CAN	96	30		29	871
CAN	220	30		66	1,981
CAN	300	30		90	2,702
CAN	630	30		189	5,674
TOTALS	3,946			3,074	92,275

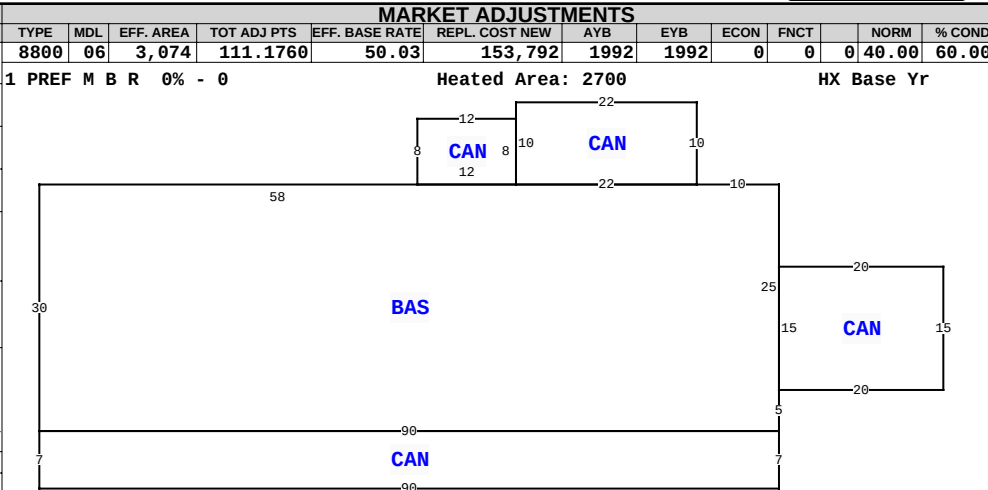
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	7	35	245.00	UT	2.50	2.50	100	2005	2005	3	100	613	
2	0260	PAVEMENT-A	0	0	10	14	11,580.00	UT	1.50	1.50	70	2005	2005	3	70	12,159	
3	0169	FENCE/WOOD	0	0	0	0	220.00	UT	7.50	7.50	100	2003	2003	3	100	1,650	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		CG	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	2.25	2.25	45,000							

REVIEW DATE 08/15/2023 BY JB



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

691 SW SISTERS WELCOME RD, LAKE CITY

TOTAL OB/XF																	14,422
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TOTAL OB/XF																	14,422
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Total Acres: 0.46 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		92,275
TOTAL MARKET OB/XF VALUE		14,422
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		151,697
SOH/AGL Deduction		0
ASSESSED VALUE		151,697
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		151,697
TOTAL JUST VALUE		151,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4047	ADDN COMM	79	12/07/2006
3246	REMODEL	500	04/27/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1042/1973	4/01/2005	WD	Q	I		150,000	
GRANTOR: S & S PAWN & SPORTS							
GRANTEE: JB3 LLC							
0852/2298	2/05/1998	WD	Q	I		64,100	
GRANTOR: AUDETTE							
GRANTEE: S & S PAWN & SPORTS							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 CAN= N10 W22 S10 E22\$ W22 CAN= N8 W12 S8 E12\$ W58 S30 CAN= S7 E90 N7 W90\$ E90 N5 CAN= E20 N15 W20 S15\$ N25\$.

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